

074.0

Map

0005

Block

0002.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 929,100 /

USE VALUE: 929,100 /

ASSESSed: 929,100 /

Total Card /

Total Parcel

929,100

929,100

929,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		TWIN CIRCLE DR, ARLINGTON

OWNERSHIP

Owner 1:	HERLANT LAURA				
Owner 2:	HERLANT FRANCOIS				
Owner 3:					
Street 1:	7 TWIN CIRCLE DR				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	STARR EDWARD A & BRENDA J -		
Owner 2:	-		
Street 1:	7 TWIN CIRCLE DR		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 7,370 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1960, having primarily Wood Shingle Exterior and 2824 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7370		Sq. Ft.	Site		0	70.	0.87	5									448,771						448,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7370.000	480,300		448,800	929,100
Total Card	0.169	480,300		448,800	929,100
Total Parcel	0.169	480,300		448,800	929,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	329.00	/Parcel:	329.0

Legal Description

User Acct

46845

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

074.0-0005-0002.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	480,300	0	7,370.	448,800	929,100	929,100	Year End Roll	12/18/2019
2019	101	FV	321,500	0	7,370.	455,200	776,700	776,700	Year End Roll	1/3/2019
2018	101	FV	309,300	0	7,370.	339,800	649,100	649,100	Year End Roll	12/20/2017
2017	101	FV	309,300	0	7,370.	307,700	617,000	617,000	Year End Roll	1/3/2017
2016	101	FV	309,300	0	7,370.	294,900	604,200	604,200	Year End	1/4/2016
2015	101	FV	297,200	0	7,370.	250,000	547,200	547,200	Year End Roll	12/11/2014
2014	101	FV	297,200	0	7,370.	237,200	534,400	534,400	Year End Roll	12/16/2013
2013	101	FV	297,200	0	7,370.	225,700	522,900	522,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STARR EDWARD A	70898-79		4/20/2018		971,000	No	No		
	13774-337		1/1/1901	Family		No	No		N

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/1992	524		62,000					ADDITON + GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	Meas/Inspect	CC	Chris C
4/9/2009	Meas/Inspect	163	PATRIOT
11/22/1999	Mailer Sent		
10/20/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

USER DEFINED

Prior Id # 1:	46845
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	21:00:39

LAST REV

Date	Time
03/04/19	14:34:35
apro	
6208	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

